

Plain & Valley DEVELOPMENT ISSUE

Plain & Valley • Page B1 • May 2023



Moosomin is one of the communities in the area that is growing because of development in southeast Saskatchewan. Moosomin is the fastest growing community in rural Saskatchewan and is projected to grow by a further 15 per cent by 2032. Above is an overview aerial shot of the community, and inset is a view of some of the new businesses that have developed along Lake Avenue, facing the Trans-Canada Highway, in recent years.

Moosomin area an example of growth • Moosomin projected to grow by 15 per cent by 2032: Lots of development potential in SE Sask, SW Manitoba

BY KEVIN WEEDMARK

As the mining, manufacturing, energy, and agriculture industries continue to develop, the economy is growing in southeast Saskatchewan, leading to growth in many communities.

Major economic drivers in the area include:

- **Vaderstad Langbank**, which is a major manufacturer in the area, producing seeders. Vaderstad added a second production shift in the last year and has added significantly to its workforce, including hiring some new Canadians from Ukraine.

- **Nutrien Rocanville**. There has been significant growth at Nutrien Rocanville, says GM Justin Young. "You can easily say the staff has doubled," said Young. "Before my time we were at about 400 employees when we were doing half of the capacity. We doubled our workers since the expansion, and we've seen certain areas of the business grow."

"For example, we've seen the amount of capital spend required to continue to operate a facility this large grow, so we built our own capital management team on site."

Nutrien Rocanville has close to 900 direct employees in addition to many contractors.

"We have 895 employees right now," said Young. "The number of contractors varies. There are peak seasons. In a turnaround we've been up to 1,200 to 1,400 contractors alone, plus all our employees. There's been days where the swipe-ins at security were over 2,000 people."

Rocanville is the largest and lowest cost producer among Nutrien's six potash mines producing 40 per cent of Nutrien's total production.

- **Mosaic Esterhazy**. Now running on all cylinders, Mosaic's Esterhazy K3 operation is one of the largest, most competitive potash mines in the world. Both shafts at K3 have been in operation for more than a year, and production continues to ramp up towards full hoisting capacity

of more than 72,500 tonnes per day. A new daily hoisting record of 63,180 tonnes was reached in September 2022.

Having both shafts in production removes historical ore handling constraints at Esterhazy and ensures capacity for additional ore supply as more mining machines are assembled underground and put into production. Commissioning of a twelfth four-rotor mining machine began in January, and a thirteenth is expected to be completed later this year.

All machines in K3's fleet can operate autonomously in fully developed production areas—which reduces risk for our employees and eliminates downtime, as they can be safely operated 24/7.

With major projects underpinning the regional economy, local communities are able to expand and grow.

Moosomin is a community that has added new services, new recreational facilities, new businesses, and new residents over the last several years.

The town of Moosomin is projected to grow by 15 per cent by 2032. It had a growth rate of 10.4 per cent between the 2011 and 2016 censuses, making it the fastest growing community in rural Saskatchewan. Moosomin had grown by 8.9 per cent between the 2006 and 2011 censuses.

Growth in the town of Moosomin is projected to ramp up in future years, reaching 1.4 per cent per year from 2027 to 2032.

New businesses

Moosomin has grown substantially in the last 10 years, with an entire commercial district developed along the Trans-Canada Highway, including new restaurants, hotels, car dealers, and implement dealerships.

THESE BUSINESSES HAVE OPENED
IN MOOSOMIN IN 2022 AND 2023

- **EECOL Electric** has a grand opening coming up for its new facility in Moosomin, which opened earlier this year.
- **Haven Clothing** opened a new store on Main Street in

Moosomin late last summer.

- **Hearing and Wellness by Porchlight**, providing hearing testing in Moosomin.

- **Broadway Commons**, a new professional building that has opened at the corner of Main and Broadway in downtown Moosomin, meeting the need for additional professional office space in Moosomin.

- **Michael White Psychology & Therapy Services**, providing services in Broadway Commons.

- **Bridges and Company law office**, which is located at Broadway Commons, providing Moosomin with a second law office.

- **Urban Market** opened a brand new store in Moosomin last summer, featuring local arts and crafts, local food, and more.

- **Borderland Co-op Liquor Store**, located next to Borderland's C-Store, Gas Bar, and Car Wash. The new liquor store, the third in the community, opened last spring.

THESE BUSINESSES ARE UNDER
CONSTRUCTION OR ARE OPENING SOON:

- **Anytime Fitness** plans to open a new gym on Main Street in Moosomin later this year. Construction will start soon on the 6,120 square foot gym. It will be owned by Eddy and Jolene DeVries. They say they believe Moosomin has a strong future and is an excellent place to invest.

- **Cobblestone House**. This new 42-bed long-term care/assisted living facility is being developed next to Pipestone Villas by Bridge Road Developments and Kohr Capital, with Care By Design helping with the operating side. The building is currently under construction. The facility will complement the senior services provided by the Southeast Integrated Care Centre, Pipestone Villas, and public senior housing in Moosomin. Local investment was raised to build the facility.

- **Skout Brewing** is building a microbrewery on the east side of Moosomin. Skout Brewing will feature locally grown hops from Shepherd Farms.

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Diverse Population • Diversified Economy • Boundless Opportunities

- Located at the centre of oil, potash & agriculture.
- Commercial development land available.
- Billions of dollars of new investment within 20 miles.

The town of Moosomin is a progressive community of 3,300 people in southeast Saskatchewan. Moosomin is surrounded by potash mining, rich farmland, oil, pipelines, and manufacturing industries, which make our economy vibrant.

Moosomin is on the Trans-Canada Highway and the CP Main Line, and has become a regional service centre with a wide variety of professional services, a business sector that ranges from unique retailers to major farm equipment dealers and vehicle dealers, and has a strong and active Chamber of Commerce. The town's economic development committee aims to help local entrepreneurs develop their businesses, as well as recruit outside businesses to locate in our community.

The town has a **tax incentive program** providing a year free of taxes on new Commercial construction valued at \$150,000 and over.

Our health care and recreation facilities are second to none! The Southeast Integrated Care Centre and Moosomin Family Practice Centre serve a wide area of southeast Saskatchewan and southwest Manitoba. We offer a full range of recreation. The Nutrien Sportsplex offers indoor activities from sports simulators to glow bowling.

For visitors we offer three new hotels perfect for hosting sports teams or conferences, a museum, rodeo, and Moosomin Regional Park, which hosts an annual fireworks competition, camping, boating, swimming and fishing in the summer, and ice fishing in the winter.

"This is the place to do business in Saskatchewan."

—Josef Tesar, Owner of Motel 6

"It's a good place to build and develop a dealership."

—Bob Mazer, MazerGroup



Some of the new businesses opened in Moosomin in recent years

New and expanded businesses in recent years

- New Borderland Co-op Liquor Store
- New Broadway Commons Professional Building
- New Hearing Clinic and Sleep Clinic
- New Private Home Care Service
- New Borderland Co-op head office
- New South Prairie Design office
- New Dodge Dealership
- New SaskPower building
- New IJack manufacturing plant
- 25,000 square foot MazerGroup Dealership
- NAPA Auto Parts dealership
- 25,000 square foot Co-op Home Centre
- Three new hotels on Highway 1
- Pipestone Villas Phase I and II
- Eastgate Business Park
- Flaman Sales and Rentals
- New restaurants: Cork and Bone Bistro, The Crate House, Ukrainian Buffet
- EECOL
- New assisted Living Facility
- Exhale Yoga
- Haven Clothing

Premium Residential Lots Available

Check out www.moosomin.com



www.moosomin.com

Town of Moosomin
306-435-2988
moosominedo@sasktel.net
Casey McCormac



Moosomin Chamber of Commerce
306-435-2445
chamber@moosomin.com
Kevin Weedmark, Manager
Janelle Davidson, Treasurer



**Moosomin area an example of growth:
Lots of development potential in SE Sask, SW Manitoba**

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EDO enthusiastic about prospects for growth

Moosomin Economic Development Officer Casey McCormac says she sees a lot happening in Moosomin right now, and sees lots of potential in future

"Moosomin is obviously growing right now," she said. "We are good at making different groups feel welcome, people like the Filipinos and Ukrainians, so just being open and welcoming brings more people, then our local businesses come together and help promote the community, and also just the people of Moosomin are so great I think it attracts people. For example we just had this smile cookie fundraiser for the MacLeod Elementary and we had the most sales in all of Saskatchewan. Moosomin is a town that supports one another and it's a town that people recognize as something different, and they want to be part of that."

She said the credit for the town's growth goes to



MOOSOMIN EDO CASEY MCCORMAC

the local people. "I think it's the people that we have here. They like to support one another and support local, and it shows."

She said there are a lot of opportunities for the town moving forward.

"I think that it's just going to keep growing," she said. "There are a few things in the works that might become reality in the future and I think it's just going to help Moosomin grow and grow. Some of the things we're working on are huge. They would bring so many more jobs and so many more people if they all happened, which I hope they do. It would be amazing for Moosomin."

What does she think Moosomin has to do to keep things going in the right direction?

"People need to continue to support local businesses and continue to show the kind of community support they always have, and continue to welcome people coming into the area," says McCormac.

She said the community has a strong reputation across the province.

"I think that most people recognize that Moosomin is a growing community and that it's an awesome place to be," she says. "No matter where I go, someone always knows about Moosomin because of the publicity from some of the things the town has done, because of how welcoming Moosomin is and how it's growing. The rest of Saskatchewan realizes how great Moosomin is."

McCormac says she is excited for the future.

"I'm very excited," she said. "It'll be awesome if everything works out and all of the stuff that we're working on happens, along with what is already happening. It's an exciting time."

Estates at *Fieldstone Grove*

LOTS FOR SALE THIS FALL!

1/3ac open LAKE FRONT lots or larger treed lots available

Lots are fully serviced with water, gas and power

WHY NOT LIVE IN A GATED COMMUNITY WITH YOUR OWN PRIVATE LAKE AND SANDY BEACH!

OTHER AMENITIES INCLUDE:

- Garbage service
- Snow clearing
- Use of golf carts
- Use of playgrounds and green spaces
- 2km of walking paths

Only 1km from town on paved road!

Estates at Fieldstone Grove

Phone: (306) 435-9686 | wayne.beckett@rfnw.com

*All conditions subject to regulatory approval

**CELEBRATION HOLDINGS LTD.
Commercial Property
for Sale/Lease in Moosomin, SK**

Serviced lots starting at \$125,900

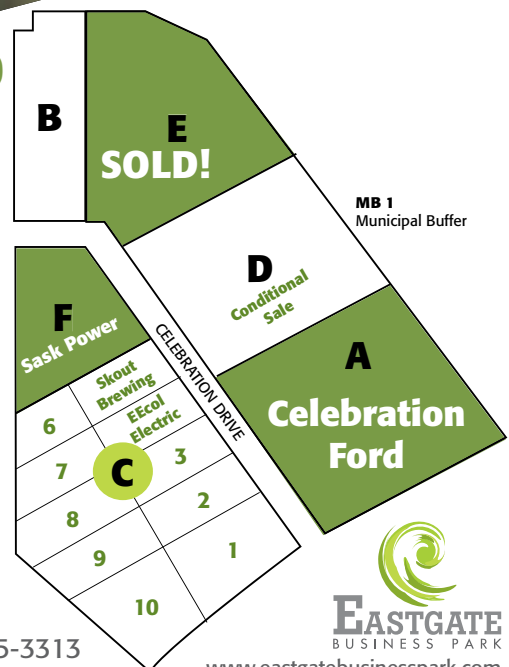
- Serviced Lots
- Developer can sub-divide
- Adjacent to Trans-Canada Highway, Borderland Co-op Gas Bar & C-Store, Tim Hortons and Celebration Ford

AVAILABLE LOTS

Parcel B: 2.53 Acres Parcel D: 5.0 Acres

Parcel C: 9.1 Acres (Sub-Divided)

- | | |
|------------------------|-------------------------|
| Parcel C-1: 1.21 Acres | Parcel C-6: 0.56 Acres |
| Parcel C-2: 0.76 Acres | Parcel C-7: 0.78 Acres |
| Parcel C-3: 0.76 Acres | Parcel C-8: 0.97 Acres |
| Parcel C-4: 0.76 Acres | Parcel C-9: 0.93 Acres |
| Parcel C-5: 0.77 Acres | Parcel C-10: 1.63 Acres |



Contact Bill Thorn at 306-435-9790 or Tyler Thorn at 306-435-3313



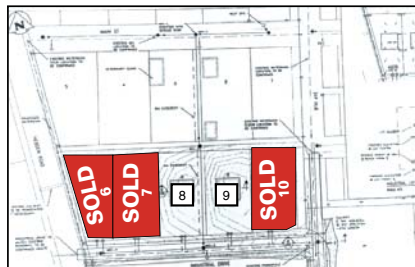


BUILD IN KIPLING

WWW.TOWNOFKIPLING.CA

Kipling is proud of its infrastructure and the basic services it provides:

- Water treatment plant upgrades 2017/18
- Paved streets with concrete curb, gutter and storm sewers
- Concrete sidewalks
- Regular garbage and curbside recycling
- Asphalt airstrip with arcal lighting
- RCMP detachment
- Pre K - 12 education facilities
- Medical clinic, dental clinic, visiting optometrist, massage therapist, veterinary clinic
- Public health office
- Licensed daycare & creative playschool
- Swimming pool, skating & curling arena, tennis, pickle ball and basketball courts, soccer, pitch and ball diamonds, public parks and playgrounds
- Nine hole golf course with grass greens
- Seniors living complex
- Walking tour and walking trail
- Library
- Museum
- Integrated Health Care Facility, including long term care
- Diverse business sector
- Handy Van



Serviced Light Industrial Lots

- Next to new integrated healthcare facility
- 30 m x 73 m
- Priced at \$39,000
- Eligible for Commercial Incentive Policy for New Business Construction

Mary Balogh Place Residential Lots

- Lots 4, 8: \$35,500
- Lot 6: \$39,500
- Utilities to curb
- Close to golf course and swimming pool
- Street Lights

Kipling is conveniently located just one and a half hours drive from the cities of Yorkton, Regina, Estevan and Weyburn.



Plain & Valley
DEVELOPMENT ISSUE

Community Futures Sunrise helps to build the region: One idea at a time

The success of our communities is dependent on all of us. Municipalities, community organizations, business owners and yes, even residents. Community Futures Sunrise (CF Sunrise) plays a key role, too; they encourage community and economic development in communities throughout the southeast by providing support and advice to those trying to make a difference.

"Community Futures Sunrise stands behind all aspects of community building, especially when it comes to economic development and business growth," shared Christina Birch, Regional Economic Development Coordinator for CF Sunrise.

"We spend a lot of time working one-on-one with businesses and communities trying to grow and diversify their economy. Every community that contacts me has a different need; they're working on various projects, have different assets and as a result, they have different opportunities available to them," added Birch.

In short, Birch and the work she leads within CF Sunrise focuses on the notion that rural communities thrive when businesses do and vice versa. Birch works with communities and businesses spread throughout southeast Saskatchewan, and as a result, the support offered is diverse.

"Community building is my passion, so I strive to develop programming that supports individual communities and their economic development initiatives. For some communities, that might mean a brainstorming session or training for their economic development stakeholders, while other communities are looking for support in the development of marketing campaigns or creating an economic development committee."

In some circumstances, communities are unsure of where to start. CF Sunrise can help through its Strategic Doing Program. The session sets aside dedicated time for



Community builder and internationally known speaker Doug Griffiths speaking in Moosomin in March about collaboration, co-operation, and the future of communities.

stakeholders to sit down, roll up their sleeves and get some work done.

Birch, a certified Strategic Doing facilitator, said, "The sessions are one of the most effective ways to get the ball rolling on community and economic development initiatives. The program is action-focused and results-driven, so there is less paper and more doing. Communities that have participated in the region are having great success. They are achieving their goals much quicker than they anticipated. It's really been great to see!"

Attracting new businesses to a community is no easy task but is one that many communities focus on. "If attracting new

businesses was easy, there would be no such thing as an empty storefront or an empty lot," said Birch. "We help communities learn how to become investment ready and how to promote themselves as a place to develop a business. We work with communities to assess their readiness and to develop promotional materials such as community profiles or marketing campaigns."

Many communities focus their time and resources on attracting new businesses to their community; however, some studies show that up to 80% of job creation within a community results from existing businesses expanding. Birch states that failure


to meet the needs of the current business community is a missed opportunity.

"While communities tend to focus on bringing new investment in, helping to support the businesses and entrepreneurs already in one's community can have a significant impact on the local economy. I work with communities to learn about their local businesses' needs and concerns, and to identify opportunities for support. We use that information to help municipalities develop easy-to-implement strategies that contribute to the overall retention and expansion of local businesses."

CF Sunrise also helps support tourism in southeast Saskatchewan and is responsible for the Explore SE Sask initiative. "Tourism has the ability to play an important role in our regional economy," said Birch. "We know that communities who are able to attract visitors experience an increase in wealth driven by external dollars. Businesses have the opportunity to gain new customers and communities have the opportunity to showcase their community as a place to visit, live or start a new business."

Birch knows that economic development can feel daunting to communities, but encourages them to connect with her. "Sometimes communities don't know where to start, but we are here to provide that support," said Birch. "There is a ripple effect that happens when communities start focusing on economic development. Businesses come, they innovate and diversify the economy; they're involved with the local community by contributing to organizations and charities, they help with the workforce, and all of that impact, trickles down into a better quality of life for its residents."

For more information on the support that CF Sunrise can provide your community, contact Christina at 306-861-7013 or ecdev@cfsunrise.ca.



REGIONAL ECONOMIC DEVELOPMENT

BUILDING COMMUNITIES

ONE IDEA AT A TIME.

INVESTMENT ATTRACTION
 Attracting new businesses to your community is not an easy task. Let us help your community become investment-ready with one-on-one support. We are here to help your community grow.

BUSINESS RETENTION & EXPANSION
 Did you know that up to 80% of job creation in a community is the result of existing businesses expanding? If you are interested in growing your community, contact us today for strategies on how to support business growth in your community.


COMMUNITY PROMOTION
 You know your community is great... We know your community is great... But does everyone else know your community is great? Marketing your community is key to attracting new businesses, residents and visitors. Contact us and learn simple and effective ways to start promoting your community today.


STRATEGIC DOING
 Is your organization spinning its wheels? Maybe you have ideas but don't know where to begin? Organizations like yours have benefited greatly from our action-focused, results-driven Strategic Doing sessions. Contact our certified facilitator, Christina Birch, for more information.

REGIONAL TOURISM DEVELOPMENT
 Is your community a destination? Does it have the potential to become one? Developing the visitor economy is an important step in attracting new visitors, diversifying the economy and showcasing your community! If this sounds interesting to you, contact us today.

Get started by contacting:

Christina Birch
 Regional Economic Development Coordinator







Plain & Valley DEVELOPMENT ISSUE



Above: Oxbow view from the Valley

Right: National Day of Truth and Reconciliation in Oxbow

Below: Galloway Health Centre



Above: The ball diamonds

Below: Oxbow Prairie Heights School



Oxbow a thriving, progressive community

Located in the southeast corner of Saskatchewan, Oxbow is a thriving and progressive community that offers its residents many reasons to call it home. With a new school, medical care, and safe living, it's an ideal place to live. The community spirit is strong, with more than 60 active volunteer groups. Oxbow boasts the Bow Valley Park, situated in the picturesque Souris Valley, a paradise for outdoor enthusiasts.

Oxbow provides a range of healthcare options, including the Galloway Health Centre, Wellness Centre, and Family Medical Clinic. The town also has a modern school that caters to students from Pre-K to Grade 12. Oxbow has numerous dining options, a grocery store, two banks with ATMs, a pharmacy, Timber Mart, and Farmers Market, among others. If you are considering moving to our community, our local real estate agents are available to assist you.

At Oxbow, we are excited to welcome new business development. We offer a range of opportunities to help you build your own business or purchase one of the available commercial buildings.

If you are looking for recreation, we have you covered. You will be busy with our new Junior Olympic swimming pool, hockey arena, curling rink, walking trails, disc golf course, groomed cross-country ski trails, kayak launch, and 9-hole grass green golf course.

In our community, we value inclusivity and embrace our community's diverse cultures. We take pride in celebrating this diversity through Culture Days, Multiculturalism Day, Canada Day, and National Truth and Reconciliation Day. Our community is truly a beautiful melting pot of cultures.

Explore the breathtaking Bow Valley Park and partake in various activities, including camping, walking trails, disc golf, kayak launch, outdoor stage, stunning ball diamonds, and groomed cross-country ski trails. The Oxbow Arts and Culture Committee is set to host the Bow Valley Jambooree on August 12 in the park. This event has been nominated for festival of the year by SCMA. It's a must-see event!

Whether relocating, starting a business, or simply passing by, Oxbow welcomes you! We are thrilled to welcome you here.



Town of Oxbow

Invest and prosper in Oxbow!



Residential, Commercial and Industrial property available

- Pre-K to Grade 12 School
- Galloway Health Centre
- Family Medical Clinic
- Seniors Assisted living
- Public Library
- Groomed x-country ski trails
- 9-Hole Disc Golf
- 9-Hole Grass Green Golf Course
- Walking Trails & Playgrounds
- Hockey & Curling Arena
- Campground & kayak launch



oxbow.ca

306-483-2300

Plain & Valley DEVELOPMENT ISSUE



Above: The Tony Day Family Medical Clinic. **Left:** People enjoying an event in Memorial Park. **Below:** The pool and the Carduff Educational Complex. **Below left:** The ball diamonds.



Carduff: We could be your next home!

You will find the Town of Carduff nestled in the extreme southeast corner of Saskatchewan, located along Highway 18 at the junction of Highway 18 and 318. A short 30 km drive to the east sees you enter Manitoba and a short 30 km drive southeast you will find the Sherwood, North Dakota port of entry into the United States. We are approximately 3 hours southeast of Regina.

Our community is home to 1,150 residents with a broad range of demographics from young children to the elderly. According to the Statistics Canada 2021 release, our largest demographic includes the age range from 10-14 and ages 40 to 44. It truly is a great place to raise a family!

The main industries in our community and surrounding area are oil and agriculture. Carduff and area is home to a number of production, maintenance and trucking companies that all support the oil industry. The agriculture industry continues to offer employment opportunities near the community. We currently have industrial property for sale in our north industrial subdivision. These lots are approximately 3.4 to 6 acre parcels with direct access to Highway 18 and 318.

Our community is very fortunate to have a diverse retail business community. We have a little taste of many things including groceries, hardware, clothing, gifts, greenhouse, bowling, homemade pizza, fine dining, family dining and the list goes on. If you are looking for a place to call home for your next business venture or an expansion of a current operation, we would be happy to hear from you! Not only do we invite you to check out our community from a business perspective but we invite you to check us out as maybe your next place to call home!

Carduff has so much to offer its residents for a community of our size. There are a number of recreational opportunities within the community. The arena is host to minor hockey teams of all age categories, a senior hockey team and a skating club. The curling rink offers regular league and senior curling. The Carduff Gymnastics club offers both recreational and competitive gymnastics. If archery is your thing, the Antler River Archery Club runs from fall to spring with weeknight shooting.

In the summertime, you can catch baseball and softball at one of the best small town diamond complexes in the province and check out a full lineup of minor teams as well as a senior mens and ladies team. This year the diamonds are excited to play host to the U11 Softball Sask Provincial Championships running July 7 to 9. Recently a youth lacrosse program has started. The Carduff Golf Club offers a fantastic 9-hole grass green course and plays host to a number of tournaments throughout the season. The Carduff Swimming Pool opens June through August each summer and offers swimming lessons and fitness classes in addition to hours of public swimming. If you're looking for a date night or some fun for the family, the Carduff Community Theatre offers new release movies on Friday, Saturday and Sunday throughout the entire year.

When it comes to education, Carduff has a K-12 school which opened in 2004 and also offers a Pre-K program. For working parents looking for childcare, Carduff is home to the Carduff Community Daycare which operates out of our Dean Fraser Community Centre. The daycare offers services Monday to Friday from 6 am to 6 pm for children of all ages.

Access to health care is an important aspect to anyone. The Town works closely with the RM of Mount Pleasant and are proud of our joint venture, The Tony Day Family Medical Clinic (TDFMC). Through partnership with the SE Medical Group, the clinic offers family physician services. The TDFMC is also home to Southeast Eyecare (open two days per week), an office for the Public Health nurse and laboratory blood work services (offered one day bi-weekly) limiting the need to travel outside the community for these services.

We invite you to come check out our community and all that we have to offer. We hope you will like what you see and maybe someday you will call Carduff home too! While you are here checking out our community we encourage you to take "A Walk To Remember," which is a walking tour of our community of the history of the businesses and landmarks within our community telling our story. It's a truly great place to live!

RESIDENTIAL SERVICED PROPERTIES

- Fully serviced lots
- Price includes the curb and paving
- All lots look out to the east onto the beautifully kept Carduff Ball Park & Campground
- Remaining lots are all 75' wide x 120' deep

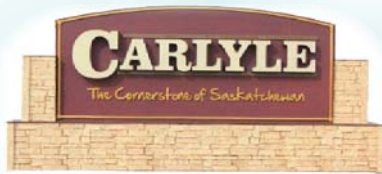
Pacific Avenue
Lot 1, Block 34 \$37,990 + GST
SOLD
SOLD
SOLD
Lot 5, Block 34 \$37,990 + GST
SOLD
South Avenue
Lot 1, Block 33 \$37,990 + GST
SOLD
Lot 2, Block 33 \$37,990 + GST
SOLD
SOLD
SOLD
Anderson Avenue

INDUSTRIAL PROPERTIES FOR SALE

Lot 4, Block N 8.16 Acres (93.26m X 287.5m) Cost \$248,400 + GST	Lot 4, Block M 3.48 Acres (93.26m X 150m) Cost \$138,400 + GST	
Lot 3, Block N 8.16 Acres (93.26m X 287.5m) Cost \$248,400 + GST	Lot 3, Block M 3.48 Acres (93.26m X 150m) Cost \$138,400 + GST	FR
Lot 2, Block N 8.16 Acres (93.26m X 287.5m) Cost \$248,400 + GST	FR	SOLD
Lot 1, Block N 8.16 Acres (93.26m X 287.5m) Cost \$248,400 + GST	SOLD	

Industrial Road (with access to Highway 318)

For more information contact 306-482-3300
www.carduff.ca | info@carduff.ca

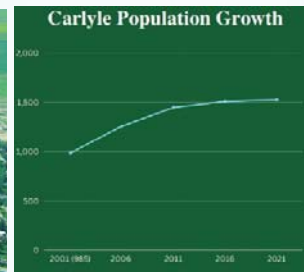
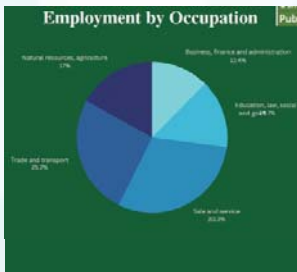
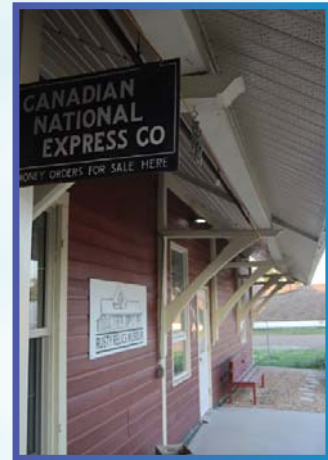


The Town of Carlyle HAS IT!!

Whether you are choosing a place to live, work, establish a business or visit - you will be pleased with everything Carlyle has to offer. Carlyle is nestled in the Southeast corner of SK, deep in the Bakken Formation, close to the Manitoba and North Dakota borders at the junction of Hwy 9 & Hwy 13. On average Carlyle experiences a daily traffic count of almost 4400 vehicles. Carlyle is located under the wide-open living skies of SE SK, in amongst some fabulous lakes. Moose Mountain Provincial Park and White Bear Lake Resort are both within a very short drive. The Rural Municipality of Moose Mountain #63 is the municipality that surrounds Carlyle and is home to some pretty great gems itself!



Although the beautiful original train station is now serving as Carlyle's Rusty Relics Museum and Tourist Information booth, the CNR still goes through Carlyle and carries such freight as oil and grains. Carlyle is also proud to boast it has an airport - CJQ3, with a 10-28 3155x75 asphalt runway, in operation since 1956.



Carlyle continues to see steady and continuous growth and has a population of 1524 according to the 2021 census. Our library hosts a monthly community night to help welcome these new families and cultures into our community.

Carlyle and area have a strong, qualified and dynamic work force that continues to grow year after year. Carlyle's unemployment rate is low at 3.7. The average age is 38.8. The average income of households in 2020 was \$107,200. The average employment income in 2020 for a full-time, full-year worker is \$84,400. 67% of people in Carlyle own their own house and the average value of a home is \$266,000.

Carlyle is the largest town in the area and has a strong resilient economy that has a wide variety of diverse businesses that not only cater to local residents, nearby towns and tourists, but to people world-wide. The business directory on the town website has over 180 registered businesses offering some of the best shopping and services available anywhere! Carlyle's trading area includes over 33,000 people, which doesn't include any global or internet customers! Carlyle's slogan is #carlylehasit and our business community really helps support this with the huge variety of goods and services they provide. You can find anything from farm and agriculture suppliers and manufacturing, oil and gas companies and all of their supporting services and trades, auto and RV & Leisure dealerships, private health services such as: dental, optometry, chiropractic, therapy and counselling, and veterinary services to name a few. Our Main Street is already unique with its center parking, but it also offers so many exceptional retailers and destination businesses with an amazing selection of fabulous products and that special small-town service. Main Street also has some amazing smells with its selection of restaurants, florists and spas and the smell of cinnamon buns coming from the bakeries!! Carlyle is famous for its cinnamon buns!

Many Carlyle businesses are long-time, well-established companies with long term employees, but new businesses are added to the directory all the time. Doing business in Carlyle is easy and welcomed! Carlyle has a progressive, business and development - minded council and administration who want to see Carlyle grow and prosper even more than it already is. Carlyle's council vision statement is, "Carlyle is an inclusive and welcoming community which provides a dynamic and sustainable living environment for families and businesses to thrive." The Town of Carlyle offers a tax incentive for new development and as a personal touch, the Town of Carlyle also gives new plants to all our new businesses and residents as a way of saying Thank-You for putting down roots and helping our community grow.





Carlyle is perfectly situated, and offers many services and products, making it easier for many businesses to operate from here. Our infrastructure is well looked after and in good shape. Almost all of our roads are paved, and our public works crew provide amazing service. Many, many times they have worked throughout the night to clear fresh snow from our roadways AND back alleys – above and beyond!! We have weekly curbside garbage collection and bi-weekly recycling collection, as well as a transfer station with designated hours. Carlyle has a modern water treatment plant that produces reverse osmosis water. Carlyle also has many options for high speed internet and fibre optic networks.

In 2021 the Town of Carlyle in partnership with the RM of Moose Mountain opened a new \$2.5 million fire hall which is run by an approximate 20 person on-call volunteer crew. Carlyle is also home to a 13 member RCMP detachment with an additional three members in Traffic Services, among other support staff. Supreme Ambulance operates out of Carlyle and offers 24hr ambulance care.

CARLYLE LOTS FOR SALE
 Call town office for more information 306-453-2363

Carlyle is home to a nursing home, Moose Mountain Lodge, as well as independent senior apartments at Golden Heritage Court, and senior homes at Lions Pride Estates. The Town of Carlyle is also happy to have a transit van available for our seniors and handicapped residents to use, as well as the Happy Gang Senior Center. Carlyle Housing Authority operates many properties for low-income residents and seniors, and when available, to the general population. Private apartments, houses, and other homes for rent are available. The Town of Carlyle has residential and commercial properties and lots available for purchase. Please see our website for more information or give us a call! Carlyle also has real estate agents listed on our town website that would be more than happy to show you their available properties for sale.

The Town of Carlyle and The RM of Moose Mountain have a partnership for our community's recreation and culture programs. Together they contribute \$50,000 per year towards our programs and capital funding. Carlyle's community assets and quality of life keep improving every day. Council and administration have invested in long term planning and have made a strategic plan for Carlyle's future. Council's mission statement is, "As leaders, the purpose of the council of the Town of Carlyle is to create and manage sustainable programs and services for the betterment of our community." The Town of Carlyle now has a Parks, Recreation and Culture Department with 4 staff that manage most of our town's recreational facilities. There have been many upgrades and improvements to our already great existing facilities in the past couple years. Many new programs have been introduced for our residents and guests to enjoy as well, such as adult swim lessons, water polo clinic, yoga in the park, snowshoes free for use on the walking trails, and the read-walk program are just a few! Carlyle has so many great recreational assets; Ball diamonds, golf course, soccer fields, zero-entry pool with outdoor hot tub and water features, splash park, campground, moto-x track, off-leash dog park, drive-in, curling, hockey and figure skating, lacrosse, gymnastics, karate, book club at the library, walking trails, programs at the museum, CFY Family Centre & library... the list is endless!! Not only are there so many things to do in Carlyle, but with a short drive the possibilities really are endless, the quality of life in the cornerstone of Saskatchewan is amazing!!

The Town of Carlyle is very excited that a new 30-space licensed daycare has recently opened within town. This, along with other registered day homes in Carlyle will aid in helping our workforce stay strong.

It was announced in the 2023 Saskatchewan Budget that Carlyle has received funding for the planning of a new Pre K-12 school. This will be an incredible asset to our community and we hope will only help attract new residents and businesses. The Carlyle Community Complex Foundation was also established to raise funds for additional space requirements in a new school build and the possibility of a multi-phase community centre. Early planning stages are just beginning, but everyone in town is excited for what this means for our community!!

If you would like any other information on moving to Carlyle, opening a business, or what you should do for a weekend trip, please call the Town of Carlyle office – we are more than happy to help and to welcome you!!






Town of Carlyle | (306) 453 - 2363
towncarlyle@sasktel.net






DEVELOPMENT OPPORTUNITIES

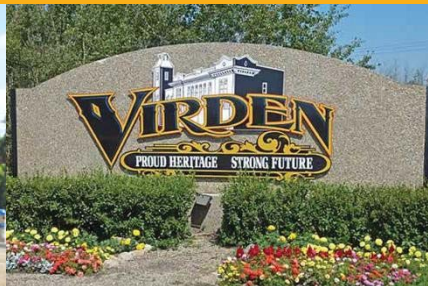
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-  @virdentown
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For more information contact Rhonda Stewart - Chief Administrative Officer

204-748-2440

cao@virden.ca www.virden.ca



Build Your Future in Wallace-Woodworth

edo@wallace-woodworth.com | www.wallace-woodworth.com | 204-748-1239



Incentive Tax Credit

Construction or renovation of commercial properties can generate a rebate of new general municipal taxes.

Main Street Improvement Program

Upgrade the exterior of a commercial building to receive a 50/50 matching grant on eligible expense



Plain & Valley DEVELOPMENT ISSUE



Above left: The CP Station in Virden
Above right: The splash park in Elkhorn.
Right: Millennium Bed in Virden
Below left: The Virden pool.
Below right: Shopping at a local business.



The Town of Virden and the RM of Wallace-Woodworth: Collaboration, continued growth and success

Collaboration for continued growth and success is the forefront of Virden and RM of Wallace-Woodworth's priorities.

The communities are focused on revitalization and beautification with a store improvement program in Wallace-Woodworth and a major community revitalization project for the Town of Virden. Two new murals, public art projects in all communities, including Elkhorn, Kenton and Kola, and events coming back are rejuvenating the area. The Town of Virden also has a storefront improvement grant, which supports projects that focus on upgrading business facade improvements within the Town of Virden.

Both the Town and RM adopted new tax incentive programs to provide reducing tax breaks on new con-

struction for up to five years. We are promoting these incentives and opportunities together to encourage expansion and growth for benefit of the entire region. The Town of Virden provides tax incentives for new multiple-unit residential development, and new, or expanding, commercial and industrial developments.

The Town of Virden located within the RM of Wallace-Woodworth is centered at the junction of the Trans-Canada Highway and Highway 83, placing it at the halfway point between the major cities of Winnipeg and Regina. Offering a vast business sector that ranges from unique retailers to agriculture/oil and gas support business, custom software technology and personal services, the area is the centre of it all.

Regional Partnerships

Prairie Gateway Tourism
2021 Marketing Project of the Year Award Winner
www.prairiegatewaytourism.ca

Southwest Business Expo
www.swbusinessexpo.com

Dennis County Development Partnership
www.investsouthwest.ca

Trans Canada West Planning District
cory@tcwpcd.ca



Rhonda Stewart
Chief Administrative Officer
Town of Virden
cao@virden.ca



Tiffany Cameron
Economic Development Contractor
RM of Wallace-Woodworth
edo@wallace-woodworth.com



EDAM Awardee 2022: 5 Nominated Community Projects:

1. Inglis Elevators
2. Project Hometown
3. Silverton Community Curling Rink
4. Community Expanding Cancer Care
5. Russell Day Care - Best Project of the Year Grand Winner



Inglis, MB

HIGHWAY 83

Spear Lake
Assessippi Ski Resort
Assessippi Provincial Campground
Shellmouth Dam & Fishing Area
Lake of the Prairies
Frank Skinner Arboretum

You're here!
WELCOME to our community!

HIGHWAY 45
To Silverton & Angusville

Welcome to Saskatchewan!
Yellowhead Trans Canada

WHAT DO WE OFFER:

- Supportive Local Business Chamber
- Hospital & Emergency Unit, Dialysis Unit and incoming construction of Chemotherapy Unit
- Paved Air Strip for medical/agricultural/industrial purposes
- High quality producers of agri seeds, crops and livestock complemented with quality Veterinary services
- Access to railway main line
- Excellent settlement services for immigrants and newcomers
- Community & Lifestyle amenities that attract & retain workers
- Low cost of living yet considerable quality and housing sectors
- Incoming industry development in the food, agriculture and processing plant
- Potash mining operational being the first solution mine in Manitoba
- Home to a canola processing plant and processing facility
- Affordable and quality Seniors Housing
- Gateway to Saskatchewan Province
- Top notch tourism scenic spots for all seasons

HIGHWAY 16

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Plain & Valley DEVELOPMENT ISSUE



RM of Pipestone Welcomes Businesses and Families

The Rural Municipality of Pipestone is a beautiful area located in Southwest Manitoba. It is known for its great lifestyle for businesses and families. The region is made up of four small towns, each with its own unique charm and culture.

The Municipality has a low cost of living, which makes it a great place for families looking for an affordable lifestyle. The cost of housing is also low, and there are various properties available in the region. There is a great school and daycare, a healthcare facility, and recreational amenities, which make it an attractive location for families.

Purchasing an existing home can qualify you for 3% of the purchase price up to \$4,000. A new house can qualify for 3% of the building cost up to \$6,000. What an invite!

For businesses, the RM of Pipestone offers a supportive environment that encourages entrepreneurship and innovation. New businesses can qualify for a Business Real Property grant of up to \$32,000 on their purchase of an existing business or development of new property. Reeve Archie McPherson states, "While Reston acts as a hub for business in the region, there is opportunity throughout the municipality."

The region has a diverse economy, which includes agriculture, oil, and tourism. The area is also strategically located, making it a convenient location for businesses looking to access various markets. The RM of Pipestone also offers a great quality of life. The RM has playgrounds, a golf course and hiking trails. Head down



Above: The RM of Pipestone's Spray Park. Left: A subdivision in Reston where the lots were sold for \$10.



Lake Avenue in Reston and you will find a beautiful nine-hole golf course with a brand new clubhouse, spray park with a waterslide, full-service campground, and Reston Lake. To complete the fun, a brand-new skate park was opened in

September 2021 just behind the RES Centre. We hope you consider the RM of Pipestone as a place to relocate or visit in the future! Be on the lookout as new \$10 lots are frequently being developed.

Please contact the Economic Development office at 204-877-3669 for information or visit our website at www.rmofpipestone.com. We hope to see you soon!

WELCOME TO THE RM OF PIPESTONE

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Plain & Valley DEVELOPMENT ISSUE



The Cobblestone House in Moosomin is planned to be open in June. Jim Yeaman of Care by Design spoke about plans for opening the long-term care and assisted living facility at the Chamber of Commerce meeting in Moosomin in April.

Cobblestone House expected to be open in June

BY SIERRA D'SOUZA BUTTS

At the Moosomin Chamber of Commerce meeting on April 25, Jim Yeaman of Care by Design informed chamber members that the Cobblestone House in Moosomin will be open some time in June of this year.

The building will serve as a long-term care and assisted living facility with 42 units. It is located next to Pipestone Villas on Wright Road in Moosomin.

"I was here a year ago, in April last year, and we had our official sod turning for the Cobblestone House," Yeaman told Chamber members.

"A year later we're looking at an opening date some time in June. We don't have a specific date it's hard to pin down.

"The response in the community has been terrific so far. Out of the 42 rooms with the three floors, half of the rooms have been spoken for and reserved. That's been a tremendous response."

Yeaman said they are looking to hire up to 16 employees to work at the facility.

"We have hired a nurse manager who is a local person from the community. Her name is Amber Hintz," said Yeaman.

"We're very excited about Amber. She's full of enthusiasm and has a real drive about her. We're happy to have her on board.

"Our next step would be to send out some help wanted ads. We need to hire some employees. We're looking to have 16 employees, roughly. The enthusiasm in Moosomin is outstanding, and I'm hoping that's not an issue for us. We're looking for cooks, if there's anyone here who wants to cook for a living that will be great, personal support

workers, and activity people as well as some care staff.

"That will be going out the first part in May and then we'll start hiring once we get a firm occupancy date.

"There will be lots of announcements and lots of publicity about when the opening date will be. We'll keep everyone posted on that."

Layout of the facility

With half of the 42 rooms in the Cobblestone House already being reserved, one of Chamber members at the meeting asked Yeaman how quickly the facility usually fills up.

"That's hard to say, we're hoping by six months we'll be full," he said.

"When we open the home up we don't move everyone in at one time. We bring in a few at a time and get a good

routine for the staff and for the residents themselves."

The residents who have reserved their spots in the facility are from Moosomin and surrounding areas, Yeaman said.

He spoke about how each floor in the building is dedicated to a specific service.

"The main floor is for personal care, which are levels three and four, and usually those rooms will be last to fill. People need that on a necessity basis," Yeaman said.

"The top floor is for independent living. The second floor is for assisted living, those that need some assistance, and the first floor is for personal care. It's for individuals who need assistance for their every day needs.

"The second floor is the one that has had the biggest response."

Yeaman said there will be an open house to the public when an opening date is set for the Cobblestone House.

Steven Bonk, MLA for Moosomin Constituency

Economic development is of crucial importance to our region. I salute all of the communities in Southeast Saskatchewan for their efforts.

Let's build
Saskatchewan together!



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Plain & Valley
DEVELOPMENT ISSUE



Keller Developments of Brandon plans to build two 12-unit apartment buildings on South Front Street between Ogilvie and Alberni. The town of Moosomin will extend a water line to make the development possible.



Two apartment buildings planned for Moosomin

BY KEVIN WEEDMARK

The Brandon developer who is planning to build two apartment buildings in Moosomin this spring says he has had his eye on the community for a long time and says he believes Moosomin has a lot of potential for growth.

"Moosomin has always been on my radar," says Evan Keller. "I actually worked at RBC about 10 years ago, covering that area. I was a commercial account manager for Royal Bank so that helped me get familiar with the area. I have friends that live in the area as well so I have watched it grow over the years and I've always had my eye on it. There's been a few people from Moosomin that have reached out to us and kind of knocked on our door about coming there as well—different people from the community."

"Our most recent connection would be Kim from Royal Lepage. We work with Royal Lepage here in Brandon and they connected us with Kim and she's been fantastic in helping us navigate our dealings in the community."

He said he has found it easy to work with local businesses and the town.

"We did spend some time in the community talking to a few business owners a couple months back. Overall it's been all positive and dealing with the town has been good. I would say that it's a little easier doing business in Moosomin than let's say a city like Brandon. It definitely was a lot simpler that way. Smaller communities tend to be a little more that way—the council and mayors are a lot more receptive and more open to do business the old school way. You have a conversation, do what you say you're going to do, shake hands and move forward. I always like doing business that way. That's one of the perks of working with a growing centre like Moosomin that still has their rural roots."

He said this is a good time to be investing in Moosomin.

"It seems like Moosomin is hitting a critical mass in terms of where it's located and what it's up to. I think doing business in Saskatchewan in general is a bit easier than Manitoba, I would say from what I've gathered so far. There's definitely more of a pro-business and pro-growth feel so it's kind of neat to see that."

"I definitely like what I'm seeing in Moosomin. We always take it step-by-step."

"I think Moosomin has a lot of potential and I think if everything lines up here the way we hope and we get going, then as soon as we get this one locked in place then we'll start looking for something else there, I would think, right away."

"Our intentions are to start construction on the project this spring. We are a pretty vertically-integrated company. We have a lumber store, an electrical company, all those things in house, but we're very open to working with local contractors."

"We're thankful for all of the support. There's been many open doors as we came into the community. We met with some business owners and sort of got a feel for it over the last little while," he said.

"I think there's lots of positive things happening here," said Keller.

"We sort of sensed it, I guess. Even in Brandon you can sense what's going on out here. We see the housing need, we sort of have had a success in that multi-residential world, it just seemed like a natural fit to look down the highway."

"We have done projects here in Moosomin before, we did frame the hotel next door."

The two 12-unit apartment buildings will be built on South Front Street between Ogilvie and Alberni.

"The apartments will be for rent, we are going to put the buildings in the market. That's just our mode of operation as we don't keep everything, we keep about 50 per cent of what we do," said Keller.

"We are prepared to keep what we are going to build, but if there's local investors that want to buy it and have us manage it, we're 100 per cent open to that."

He said Keller Developments is planning to build mostly two bedroom and three bedroom units, as of right now.

Construction is expected to start in May or June of this year, and should be completed around the 12 month mark.

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